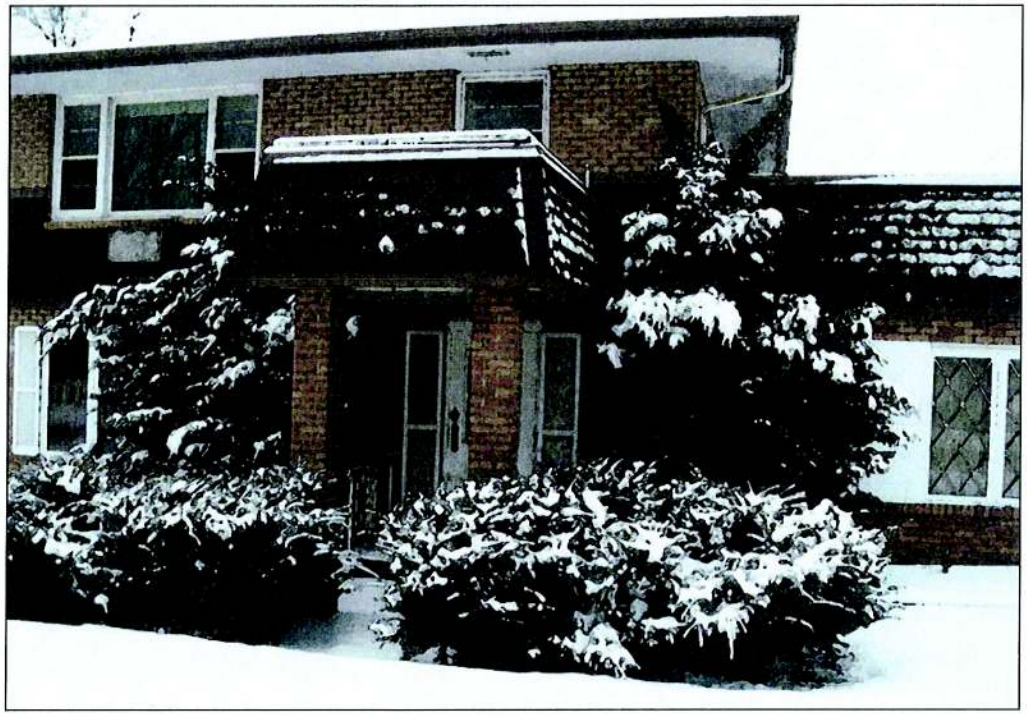
REPORT OF
INSPECTION PROCEDURES AND RESULTS
FOR
DETERMINING QUALIFICATIONS OF A
TAX INCREMENT FINANCING DISTRICT
AS A REDEVELOPMENT DISTRICT

Public Works TIF District
Richfield, Minnesota

LHB Project No. 130637.00

January 9, 2014



Prepared For The
City of Richfield

Prepared by

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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Richfield to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located immediately South of 76th Street on the West side of Pillsbury Avenue, bisected by 77th Street (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether five buildings on six parcels, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.

Diagram 1 – Proposed TIF District

SCOPE OF WORK
The proposed TIF District consists of six (6) parcels with five (5) structures. The buildings were inspected on December 4, 2013. Building code and Condition Deficiency reports are located in Appendix B.

CONCLUSION
After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 95 percent which is above the 70 percent requirement.
- 80 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed throughout the geographic area of the proposed TIF District.

The remainder of this report describes our process and findings in detail.

PART 2 – MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

Interior Inspection
"The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

Exterior Inspection and Other Means
"An interior inspection of the property is not required, if the municipality finds that
(1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and
(2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

Documentation
"Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1)."

Qualification Requirements

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires two tests for occupied parcels:

A. Coverage Test

..."parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots"

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states: "For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, or paved or gravel parking lots unless 15 percent of the area of the parcel contains building, streets, utilities, or paved or gravel parking lots."

B. Condition of Buildings Test

..."and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

1. Structurally substandard is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, which states: "For purposes of this subdivision, 'structurally substandard' shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

    a. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b))* defined as "structurally substandard", due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

2. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

    "A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence."

    "Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property appraisals or

housing inspections, exterior evidence of deterioration, or other similar reliable evidence."

LHB counts energy code deficiencies toward the 15 percent code threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*) for the following reasons:

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- The index page of the 2007 Minnesota Building Code lists the Minnesota Energy Code as a "Required Enforcement" area compared to an additional list of "Optional Enforcement" chapters.
- The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
- In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.
- Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. In order for an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

PART 3 – PROCEDURES FOLLOWED

LHB was able to inspect four of the five buildings during the day of December 4, 2013. The inspector did not have access to the interior of the single family home on parcel no. 3 on December 4th. It was later decided that inspection of that structure would not be necessary based on the substandard condition of the remaining buildings in the proposed TIF District.

PART 4 – FINDINGS

A. Coverage Test

1. The total square foot area of each parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.

2. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.

3. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

Finding:
The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 95 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1)*.

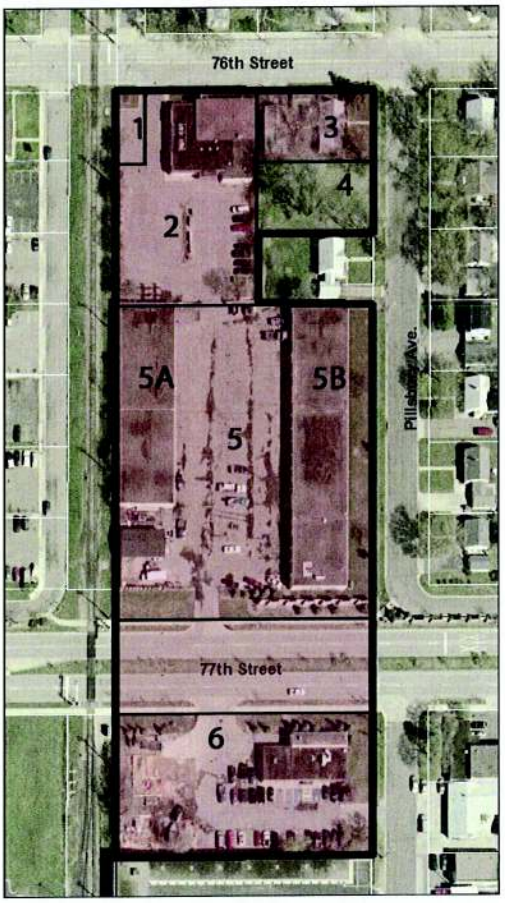

Diagram 2 – Coverage Diagram
Shaded area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, Paved or gravel parking lots or other similar structures

B. Condition of Building Test

1. Building Inspection

The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether or not a building "appears" to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

2. Replacement Cost

The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2013.

A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Richfield, Minnesota.

Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

3. Code Deficiencies

The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.

Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.

The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is actually a series of provisional codes written specifically for Minnesota only

requirements, adoption of several international codes, and amendments to the adopted international codes.

After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2013; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were than able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

Finding:
Four (4) out of five (5) buildings (80 percent) in the proposed TIF District contained code deficiencies, exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*. Complete Building Code and Condition Deficiency reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

4. System Condition Deficiencies

If a building meets the minimum code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c),* then in order for such building to be "structurally substandard" under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, the building's defects or deficiencies should be of sufficient total significance to justify "substantial renovation or clearance." Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c),* to determine if the total deficiencies warranted "substantial renovation or clearance" based on the criteria we outlined above.

System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors and doors.

The evaluation of system condition deficiencies was made by reviewing all available information contained in City records, and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of "service life" used up for a particular component unless it was an obvious part of that component's deficiencies.

After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies are of sufficient total significance to justify "substantial renovation or clearance."

Finding:
In our professional opinion, four (4) out of five (5) buildings (80 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial

renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

C. Distribution of substandard structures

Much of this report has focused on the condition of individual buildings as they relate to requirements identified by *Minnesota Statutes, Section 469.174, Subdivision 10.* It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

Finding:

The substandard buildings are reasonably distributed throughout the geographic area of the proposed TIF District.

Diagram 3 – Substandard Buildings
Shaded area depicts parcels with substandard buildings

PART 5 - TEAM CREDENTIALS

Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael has twenty-four years of architectural experience as project principal, project manager, project designer and project architect on municipal planning, educational, commercial and governmental projects. He is a Senior Vice President at LHB and currently leads the Minneapolis office. Michael completed a two-year Bush Fellowship at the Massachusetts Institute of Technology in 1999, earning Masters Degrees in City Planning and Real Estate Development. Michael has served on over 35 committees, boards and community task forces, including a term as a City Council President, Chair of a Metropolitan Planning organization, and most recently, Chair of the Planning Commission in Edina, Minnesota. He was one of four architects in the country to receive the National "Young Architects Citation" from the American Institute of Architects in 1997.

Phil Waugh – Project Manager/TIF Analyst

Phil is a project manager with 13 years of experience in historic preservation, building investigations, material research, and construction methods. He previously worked as a historic preservationist and also served as the preservation specialist at the St. Paul Heritage Preservation Commission. Currently, Phil sits on the Board of Directors for the Preservation Alliance of Minnesota. His current responsibilities include project management of historic preservation projects, performing building condition surveys and analysis, TIF analysis, writing preservation specifications, historic design reviews, writing Historic Preservation Tax Credit applications, preservation planning, and grant writing.

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APPENDICES

APPENDIX A	Property Condition Assessment Summary Sheet
APPENDIX B	Building Code and Condition Deficiencies Reports
APPENDIX C	Building Replacement Cost Reports
	Code Deficiency Cost Reports
	Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

1/9/14

Richfield Public Works
Proposed Redevelopment TIF District
Summary Spreadsheet

TIF Map No.	PID #	Owner/Business	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
1	N/A	City of Richfield	Unassigned	Vacant	Exterior	2,250	2,200	97.8%	2,250	0					
2	34-028-24-34-0070	Richfield HRA	211 West 76th St.	Improved	Interior/Exterior	31,267	31,267	100.0%	31,267	1	$ 1,118,962.00	$167,844.30	$199,550.00	1	1
3	34-028-24-34-0049	Richfield HRA	7600 Pillsbury Ave.	Improved	Exterior	9,149	5,000	54.7%	9,149	1	NOTE 1	NOTE 1	NOTE 1	0	0
4	34-028-24-34-0067	Richfield HRA	7608 Pillsbury Ave.	Vacant	Exterior	9,149	0	0.0%	0	0					
5A	34-028-24-34-0072	City of Richfield	Unassigned	Improved	Interior/Exterior	89,677	80,709	90.0%	89,677	1	$ 806,532.00	$120,979.80	$180,339.00	1	1
5B	34-028-24-34-0072	City of Richfield	Unassigned	Improved	Interior/Exterior	See 5A				1	$ 1,135,477.00	$170,321.55	$255,749.00	1	1
6	34-028-24-34-0073	City of Richfield	7699 Pillsbury Ave.	Improved	Interior/Exterior	40,793	37,121	91.0%	40,793	1	$ 472,864.00	$70,929.60	$77,049.00	1	1
						182,285			173,136	5				4	4

Subtotal Coverage Percent: 95%

Percent of buildings exceeding 15 percent code deficiency threshold: 80%

Percent of buildings determined substandard: 80%

NOTES

1. During the initial site visit, it did not appear necessary to inspect the interior of this structure.

APPENDIX B

Building Code and Condition Deficiencies Reports

RICHFIELD TIF DISTRICT
CODE/CONDITION DEFICIENCY/CONTEXT ANALYSIS

January 9, 2014

Map No. & Building Name:	Map No. 2 - Mortuary (with 2nd floor apartments)
Address & PID:	211 West 76th Street, PID 34-028-24-34-0070
Inspection Date(s) & Time(s):	December 4, 2013, 9:45 AM January 4, 2014; 12:30 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is **Substandard** because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost.

Estimated Replacement Cost:	**$1,118,962**
Estimated Cost to Correct Building Code Deficiencies:	**$ 199,550**
Percentage of Replacement Cost for Building Code Deficiencies:	**17.8%**

Description of Condition Deficiencies

Minnesota Statutes, Section 469.174, Subdivision 10, states that a building is Structurally Substandard if it contains "defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

A. Defects in Structural Elements

1. The roof has leaks in the mortuary and apartment areas.
2. There is a large hole in the south wall of the 2nd floor apartment.
3. Floor joists in the 2nd floor apartment have been notched or cut excessively for plumbing in violation of IBC 2308.10.4.2.

B. Combination of Deficiencies

1. Essential Utilities and Facilities
   a. The building does not have an accessible entrance. Provide accessible parking stalls, signage, and path to the entry.
   b. Doors lack handles meeting requirements for accessibility.
   c. The restrooms are not accessible.
   d. The building lacks the plumbing fixtures required for its size and occupant load.
   e. The building is not connected to utilities: water, sewer, gas and electrical services are capped at the street.
   f. Electrical outlets at sinks, kitchen counters and garage should be GFCIs.
   g. All appliances are missing from apartment kitchens.

2. Light and Ventilation
   a. Ventilation system is inadequate. Install fresh/makeup air for entire building.
   b. Install combustion air for gas-fired furnaces and water heaters
   c. The garage lacks a system to ventilate vehicle exhaust.
   d. Apartment kitchen stoves lack range hoods.

3. Fire Protection/Adequate Egress
   a. The required 2-hour fire separation of the A-3-Occupancy on Main Level and the R Occupancy on the 2nd Floor is not provided.
   b. The required 2-hour fire separation of the garage and the mortuary (or 1-hour separation with a sprinkler system) is lacking.
   c. The plywood and wood stud partition between large west side meeting rooms does not meet Code for fire protection of combustible wall materials.
   d. Front door lacks an accessible approach.
   e. Exit doors lack panic hardware.
   f. Thresholds at doors exceed allowable 1/2".
   g. There is a greater than ½" change in level on the outside of the door as well.
   h. Stair from 2nd Floor apartments does not meet requirements for size of risers and treads.
   i. North stair from 1st floor to basement is too steep to meet Code.
   j. Southwest stair from 1st floor to basement: railing is too low and does not meet Code requirements for extensions.
   k. Guard rail at top of southwest stair does not meet Code requirements for height and spacing of balusters.

4. Layout and Condition of Interior Partitions/Materials
   a. There are unpatched openings in walls.
   b. Mortuary ceiling has numerous missing, stained and broken ceiling tiles.
   c. Apartment walls have many holes and breaks in the finish drywall particularly at plumbing locations.
   d. Carpet is stained, mildewed and torn and has been partially removed in places.
   e. Apartment kitchen floor sheet vinyl is stained and worn.

5. Exterior Construction
   a. The roof lacks adequate ventilation.
   b. The flat roof lacks required insulation.
   c. The flat roof has numerous leaks.
   d. The apartment roof has several large leaks and at least one significant hole.
   e. There are cracks and holes in the stucco wall surface.
   f. Many windows and door lites are broken and have been boarded up.

Overview of Condition Deficiencies

The building at 211 West 76th Street is a former mortuary and funeral home with attached residential units on the north side. The mortuary building is a 1-story CMU structure with a precast concrete plank floor over a full basement. The roof structure is lightweight steel joists with steel decking. The apartment building is wood stud construction with an exterior brick veneer. The floor and roof structures are of dimensional lumber.

The building has been vacant for many years. It is filled with debris and is in disrepair. It currently lacks all utility connections. Stained and moldy ceiling finishes indicate numerous holes in the roofs.

In total, the defects and deficiencies in this building are of sufficient total significance to justify substantial renovation or clearance.

Description of Code Deficiencies

1. Building lacks accessible parking stalls, signage, and path to the entry.
2. Building lacks required combustion / make up air.
3. Building lacks an exhaust system for garage.

4. 1st floor restrooms do not provide required accessibility: clear floor area, fixture clearances, grab bars, entry and access.
5. Building lacks an accessible drinking fountain.
6. Stairs do not meet code requirements for riser and tread size.
7. Southwest stair guard rail and handrails do not meet code for height, extensions and size of gaps between guard balusters.
8. Exit doors lack panic hardware.
9. Building lacks the required fire-rated partition and door between mortuary and garage.
10. Building lacks the required 2-hour fire separation between the residential units and the mortuary
11. Thresholds at doors exceed allowable 1/2".
12. Kitchen ranges require ducting to exterior.

Energy Code

In addition to the building code deficiencies, the existing building does not comply with the current energy code; however, these deficiencies are not included in the estimated costs to correct code deficiencies or listed as condition deficiencies.

- Buildings exterior envelope (walls, roof and foundation walls/perimeter slab) do not have insulation with R-values needed to meet current energy code requirements.
- Building's heating, cooling and lighting are not as efficient as current energy code would require.

RICHFIELD TIF DISTRICT
CODE/CONDITION DEFICIENCY/CONTEXT ANALYSIS

January 9, 2014

Map No. & Building Name: Map No. 5A -Vehicle Storage Garage (west side of yard)
Address & PID: Address Unassigned PID 34-028-24-34-0072
Inspection Date(s) & Time(s): December 4, 2013, 10:45 AM
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is **Substandard** because:
- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost.

Estimated Replacement Cost:	**$ 806,532**
Estimated Cost to Correct Building Code Deficiencies:	**$ 180,339**
Percentage of Replacement Cost for Building Code Deficiencies:	**22.4%**

Description of Condition Deficiencies
Minnesota Statutes, Section 469.174, Subdivision 10, states that a building is Structurally Substandard if it contains "defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

A. Defects in Structural Elements
1. The roof is significantly corroded and leaks in a number of locations.
2. The corrosion of the metal roof deck is such that it is unsound.

B. Combination of Deficiencies
1. Essential Utilities and Facilities
   a. There are no restroom facilities.
   b. There is no water or drain plumbing.
   c. The building does not have an accessible entrance. Provide accessible parking stalls, signage, and path to the entry.
   d. Doors lack handles meeting requirements for accessibility.
   e. The building is not connected to utilities: electrical services are capped at the street.
   f. Electrical outlets throughout garage should be GFCIs.

2. Light and Ventilation
   a. The garage lacks a system to ventilate vehicle exhaust.

3. Fire Protection/Adequate Egress
   a. The building lacks the second exit (person door) required by IBC Table 1019.1.
   b. South door lacks an accessible approach.
   c. Exit door lacks panic hardware.
   d. Threshold at door exceeds allowable 1/2".

4. Layout and Condition of Interior Partitions/Materials
   a. All interior materials are in poor condition.

5. Exterior Construction
   a. The roof has numerous leaks.
   b. The exterior walls need repainting.
   c. Many of the overhead doors are in poor condition or non-functional and in need of replacement.
   d. The south door is broken and does not open or close properly.

Overview of Condition Deficiencies

The former City of Richfield vehicle storage garage has CMU walls with brick veneer panels at the north end. The roof structure is light gauge steel trusses with metal deck. A central wide flange beam divides the 58' span. The building was vacated several years ago and shows significant decay. Many of the 15 overhead doors are in poor condition. The person door at the south side is badly rusted and coming apart. The roof has been leaking in several areas. According to Dave Conrads of the City of Richfield, roofing contractors have refused to do any further work on the roof because of the danger of workers or equipment breaking through the rusted decking.

To make the building usable under current building codes, an accessible toilet room and all the associated plumbing and fixtures would need to be installed. An additional exit door would also need to be provided.

In total, the defects and deficiencies in this building are of sufficient total significance to justify substantial renovation or clearance.

Description of Code Deficiencies

1. Building lacks accessible parking stalls, signage, and path to the entry.
2. Building lacks an exhaust system for garage.
3. Electrical outlets throughout garage should be GFCIs.
4. The building's roof does not meet IBC requirements and should be replaced including metal decking.
5. Building lacks required restroom facilities.
6. Building lacks an accessible drinking fountain.
7. The building lacks the second exit (person door) required by IBC Table 1019.1.
8. The existing exit door is non-functional.
9. Exit door lacks panic hardware.
10. Thresholds at doors exceed allowable 1/2".

Energy Code

In addition to the building code deficiencies, the existing building does not comply with the current energy code; however, these deficiencies are not included in the estimated costs to correct code deficiencies or listed as condition deficiencies.

- Building's exterior envelope (walls, roof and foundation walls/perimeter slab) does not have insulation with R-values needed to meet current energy code requirements.
- Building's heating, cooling and lighting are not as efficient as current energy code would require.

RICHFIELD TIF DISTRICT
CODE/CONDITION DEFICIENCY/CONTEXT ANALYSIS

January 9, 2014

Map No. & Building Name:	Map No. 5B - Vehicle Maintenance Garage
Address & PID:	Address Unassigned PID 34-028-24-34-0072
Inspection Date(s) & Time(s):	December 4, 2013, 9:45 AM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is **Substandard** because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost.

Estimated Replacement Cost:	**$1,135,477**
Estimated Cost to Correct Building Code Deficiencies:	**$ 255,749**
Percentage of Replacement Cost for Building Code Deficiencies:	**22.5%**

Description of Condition Deficiencies

Minnesota Statutes, Section 469.174, Subdivision 10, states that a building is Structurally Substandard if it contains "defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

A. Defects in Structural Elements

1. The roof has leaks in a number of locations.

B. Combination of Deficiencies

1. Essential Utilities and Facilities
   a. The building does not have an accessible entrance. Provide accessible parking stalls, signage, and path to the entry.
   b. Doors lack handles meeting requirements for accessibility.
   c. The restrooms are not accessible.
   d. The building lacks the plumbing fixtures required for its size and occupant load.
   e. The building is not connected to utilities: water, gas and electrical services
   f. Electrical outlets at sinks, kitchen counters and throughout garage bays should be GFCIs.

2. Light and Ventilation
   a. Ventilation system is inadequate. Install fresh/makeup air for entire building.
   b. Install combustion air for gas-fired furnaces and water heaters
   c. The garage lacks a system to ventilate vehicle exhaust.

3. Fire Protection/Adequate Egress
   a. Front door lacks an accessible approach.
   b. Exit doors lack panic hardware.
   c. Thresholds at doors exceed allowable 1/2".
   d. There is a greater than ½" change in level on the outside of the door as well.
   e. Stair from mezzanine(s) does not meet requirements for size of risers and treads.
   f. Guard rail at mezzanine does not meet Code requirements for height and spacing of balusters.

4. Layout and Condition of Interior Partitions/Materials
   a. There are unpatched openings in walls.
   b. A wooden mezzanine has been built in 2 bays; it does not have adequate guard rails or clearance from the ceiling.

5. Exterior Construction
   a. The roof lacks adequate ventilation.
   b. The roof has numerous leaks.
   c. The exterior walls need repainting
   d. Many of the overhead doors are broken and in need of replacement.

Overview of Condition Deficiencies

The former City of Richfield vehicle maintenance garage has CMU walls with brick veneer panels at the east side. The roof structure consists of light gauge steel trusses with metal deck. A central wide flange beam divides the 58' span. The building was vacated several years ago and shows signs of decay. Many of the 17 overhead doors are in poor condition. Both person doors are badly rusted and require excessive force to operate. The roof has been leaking in several areas.

In total, the defects and deficiencies in this building are of sufficient total significance to justify substantial renovation or clearance.

Description of Code Deficiencies

1. Building lacks accessible parking stalls, signage, and path to the entry.
2. Building lacks required combustion / make up air.
3. Building lacks an exhaust system for garage.
4. Restrooms do not provide required accessibility: clear floor area, fixture clearances, grab bars, entry and access.
5. Building lacks an accessible drinking fountain.
6. Wooden mezzanine violates code requirements for guard rails and height. Its combustible material is not compatible with the rest of the building.
7. Exit doors lack panic hardware.
8. Thresholds at doors exceed allowable 1/2".

Energy Code

In addition to the building code deficiencies, the existing building does not comply with the current energy code; however, these deficiencies are not included in the estimated costs to correct code deficiencies or listed as condition deficiencies.

- Building's exterior envelope (walls, roof and foundation walls/perimeter slab) does not have insulation with R-values needed to meet current energy code requirements.
- Building's heating, cooling and lighting are not as efficient as current energy code would require.

RICHFIELD TIF DISTRICT
CODE/CONDITION DEFICIENCY/CONTEXT ANALYSIS

January 9, 2014

Map No. & Building Name:	Map No. 6 - Maintenance Office
Address & PID:	7699 Pillsbury Ave S. PID 34-028-24-34-0073
Inspection Date(s) & Time(s):	December 4, 2013, 11:00 AM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is **Substandard** because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost.

Estimated Replacement Cost:	**$ 472,864**
Estimated Cost to Correct Building Code Deficiencies:	**$ 77,049**
Percentage of Replacement Cost for Building Code Deficiencies:	**16.3%**

Description of Condition Deficiencies

Minnesota Statutes, Section 469.174, Subdivision 10, states that a building is Structurally Substandard if it contains "defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

A. Defects in Structural Elements

1. The roof leaks in a number of locations.

B. Combination of Deficiencies

1. Essential Utilities and Facilities
   a. The building lacks accessible restrooms.
   b. The building does not have an accessible entrance. Provide accessible parking stalls, signage, and path to the entry.
   c. Doors lack handles meeting requirements for accessibility.
   d. The building lacks an accessible drinking fountain.
   e. The break area does not meet requirements for accessibility: counters are too high and adequate knee space is not provided at the sink.
   f. Electrical outlets at sinks should be GFCIs .

2. Light and Ventilation
   a. The restrooms lack a functioning ventilation system

3. Fire Protection/Adequate Egress
   a. The building lacks the second exit (person door) required by IBC Table 1019.1.
   b. South door lacks an accessible approach.
   c. Exit door lacks panic hardware.
   d. Threshold at door exceeds allowable 1/2".
   e. Interior doors to storage area should be fire-rated.

4. Layout and Condition of Interior Partitions/Materials
   a. Walls are worn and in need of painting.
   b. Ceiling tiles are broken and missing and stained and moldy in places due to roof leaks.

c. Paint is peeling from the gyp board ceiling in the men's locker room.
d. VCT floors are damaged in places, stained and generally worn. Some areas have had flooring partially removed, exposing adhesive on the concrete slab.
e. Carpeted areas show damage and wear and tear. Some carpet is partially rolled up while in other places carpet tiles have been removed.
f. Concrete block near the west door in storage area is damaged and spalled. Shows signs of leakage.
g. Plumbing in men's locker room showers has been ripped out leaving holes in the walls.
h. Wood interior window frames/trim are decaying and damaged from moisture.

5. Exterior Construction
   a. The roof has numerous leaks.
   b. The exterior walls need repainting.
   c. The west storage door is damaged – the bottom is duct-taped.
   d. Window frames and doors are corroded.

Overview of Condition Deficiencies

The former City of Richfield maintenance office building was constructed in 1963 as part of the vehicle maintenance garage to the north. The concrete block storage area at the north side of the office is the southern end of that garage which was severed when West 77th Street was re-aligned. The office portion is brick-faced CMU with light gauge steel roof joists and metal deck above. The building is in poor condition and would need significant remodeling to make it usable.

To make the building usable under current building codes, two accessible toilet rooms and all the associated plumbing and fixtures would need to be installed. An additional exit door would also need to be provided.

In total, the defects and deficiencies in this building are of sufficient total significance to justify substantial renovation or clearance.

Description of Code Deficiencies

1. Building lacks accessible parking stalls, signage, and path to the entry.
2. Electrical outlets at sinks should be GFCIs .
3. The building's roof does not meet IBC requirements and should be replaced .
4. Building lacks required accessible restroom facilities.
5. Building lacks an accessible drinking fountain.
6. The building lacks the second exit required by IBC Table 1019.1.
7. Interior and exterior doors lack Code compliant hardware; they have knobs not levers.
8. Exit doors lack panic hardware.
9. Thresholds at doors exceed allowable 1/2".
10. Doors to the storage area do not meet code: they need to have a 45-minute fire-resistance rating.

Energy Code

In addition to the building code deficiencies, the existing building does not comply with the current energy code; however, these deficiencies are not included in the estimated costs to correct code deficiencies or listed as condition deficiencies.

- Building's exterior envelope (walls, roof and foundation walls/perimeter slab) does not have insulation with R-values needed to meet current energy code requirements.
- Building's heating, cooling and lighting are not as efficient as current energy code would require.

APPENDIX C

Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

Square Foot Cost Estimate Report

Estimate Name:	**Richfield mortuary-apartments**
	211 W. 76th Street , Richfield , MN
Building Type:	**Apartment, 1-3 Story with Brick Veneer / Wood Frame**
Location:	**MINNEAPOLIS, MN**
Story Count:	**1**
Story Height (L.F.):	**10**
Floor Area (S.F.):	**2091**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2013**
Cost Per Square Foot:	**$99.81**
Building Cost:	**$241,718**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		0.00%	$0.00	$ -
A1010	**Standard Foundations**		$0.00	$0
	in mortuary construction			
A1030	**Slab on Grade**		$0.00	$0
	in mortuary construction			
A2010	**Basement Excavation**		$0.00	$0
	in mortuary construction			
A2020	**Basement Walls**		$0.00	$0
	in mortuary construction			
B Shell		34.69%	$40.10	$ 83,849
B1010	**Floor Construction**		$12.00	$25,092
	Floor, wood joist, 2 x 12 @16" O.C., 1/2" CDX subfloor			
B1020	**Roof Construction**		$6.71	$14,031
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span			
B2010	**Exterior Walls**		$15.00	$31,365
	Brick veneer wall, standard face, 2x6 studs @ 16" back-up, running bond			
B2020	**Exterior Windows**		$3.00	$6,273
	Windows, aluminum, sliding, standard glass, 5' x 3'			
B2030	**Exterior Doors**		$1.00	$2,091
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-6" x 7'-			
B3010	**Roof Coverings**		$2.39	$4,997
	Asphalt roofing, strip shingles, inorganic, Class C, 4" slope, 235-240			
	Flashing, aluminum, no backing sides, .019"			
C Interiors		25.48%	$15.11	$61,601
C1010	**Partitions**		$11.00	$23,001
	Wood partition, 5/8" fire rated gypsum board face, 1/4"sound deadening			
C1020	**Interior Doors**		$1.00	$2,091
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, hollow core			
C1030	**Fittings**		$3.11	$6,503
	Cabinets, residential, wall, two doors x 48" wide			
C2010	**Stair Construction**		$0.72	$1,506

	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers			
C3010	**Wall Finishes**		$2.99	$6,252
	Painting, interior on plaster and drywall, walls & ceilings, roller work,			
	Ceramic tile, thin set, 4-1/4" x 4-1/4"			
C3020	**Floor Finishes**		$5.62	$11,751
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz			
	Vinyl, composition tile, minimum			
	Tile, ceramic natural clay			
C3030	**Ceiling Finishes**		$5.02	$10,497
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and			
D Services		30.74%	$35.53	$74,293
D1010	**Elevators and Lifts**			$0
D2010	**Plumbing Fixtures**		$6.00	$12,546
	Kitchen sink w/trim, countertop, PE on CI, 24" x 21", single bowl			
	Laundry sink w/trim, PE on CI, black iron frame, 24" x 20", single compt			
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard			
	Bathroom, three fixture, 2 wall plumbing, lavatory, water closet &			
D2020	**Domestic Water Distribution**		$5.14	$10,748
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH			
D2040	**Rain Water Drainage**		$0.48	$1,004
	Gutters, box, aluminum, .027" thick, 5", enameled finish			
D3010	**Energy Supply**		$10.16	$21,245
	Apartment building heating system, fin tube radiation, forced hot water,			
D3030	**Cooling Generating Systems**		$0.75	$1,568
	3/4 ton, thru wall, cooling units			
D5010	**Electrical Service/Distribution**		$4.00	$8,364
	Service installation, includes breakers, metering, 20' conduit & wire, 3			
	Switchgear installation, incl switchboard, panels & circuit breaker,			
D5020	**Lighting and Branch Wiring**		$7.00	$14,637
	Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 watts per			
	Wall switches, 2.5 per 1000 SF			
	Miscellaneous power, 2 watts			
	Incandescent fixtures recess mounted, type A, 1 watt per SF, 8 FC, 6			
D5030	**Communications and Security**		$2.00	$4,182
	Communication and alarm systems, fire detection, addressable, 25			
	Internet wiring, 2 data/voice outlets per 1000 S.F.			
D5090	**Other Electrical Systems**			$0
	Generator sets, w/battery, charger, muffler and transfer switch,			
E Equipment & Furnishings		0.00%	$0.00	0
E1090	**Other Equipment**		$0.00	0
F Special Construction		0%	$0.00	0
G Building Sitework		0%	$0.00	0
SubTotal		**100%**	**$90.74**	**$219,743**
Contractor Fees (General Conditions,Overhead,Profit)		**10.0%**	**$9.07**	**$21,974**
Architectural Fees				

User Fees

Total Building Cost	$99.81	$241,718

Square Foot Cost Estimate Report

Estimate Name:	**Richfield Mortuary**
	211 W. 76th Street , Richfield , MN
Building Type:	**Funeral Home with Stucco on Block / Wood Truss**
Location:	**MINNEAPOLIS, MN**
Story Count:	**1**
Story Height (L.F.):	**12**
Floor Area (S.F.):	**6392**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2013**
Cost Per Square Foot:	**$139.44**
Building Cost:	**$877,244**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		10.06%	$13.80	$ 88,210
A1010	**Standard Foundations** Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6		$4.30	$27,486
A1030	**Slab on Grade** Slab on grade, 4" thick, non industrial, reinforced		$2.00	$12,784
A2010	**Basement Excavation** Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on		$1.00	$6,392
A2020	**Basement Walls** Foundation wall, CIP, 8' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		$6.50	$41,548
B Shell		27.10%	$39.19	$ 237,747
B1010	**Floor Construction** 8" hollow precast concrete plank		$12.00	$76,704
B1020	**Roof Construction** Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 30'x35'		$6.10	$26,236
B2010	**Exterior Walls** Cement stucco, 5/8" thick, 2 coats on regular CMU, 8" x 8"x 16"		$8.14	$52,031
B2020	**Exterior Windows** Windows, wood, double hung, insulated glass, 2'-8" x 4'-6"		$2.58	$16,491
B2030	**Exterior Doors** Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-6" x 7'-		$2.00	$12,784
B3010	**Roof Coverings** Roofing, single ply membrane, EPDM, 45mils, fully adhered Insulation, rigid, roof deck, polyisocyanurate, 2#/CF, 3.5" thick Roof edges, aluminum, duranodic, .050" thick, 6" face Gutters, box, aluminum, .027" thick, 5", enameled finish Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020"		$8.37	$53,501
C Interiors		21.66%	$29.73	$190,034
C1010	**Partitions** 5/8" gypsum board, taped & finished, painted on 2 x 4 studs 16" O.C.		$5.32	$34,005
C1020	**Interior Doors** Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core		$4.30	$27,486
C3010	**Wall Finishes** Painting, interior on plaster and drywall, walls & ceilings, roller work, Wall paper, basic pattern, quality workmanship		$3.60	$23,011

C3020	**Floor Finishes**		$11.97	$76,512
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz			
	Tile, porcelain type, maximum			
C3030	**Ceiling Finishes**		$4.54	$29,020
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended			
D Services		32.09%	$44.04	$281,504
D2010	**Plumbing Fixtures**		$3.99	$25,504
	Water closet, vitreous china, tank type, 2 piece close coupled			
	Urinal, vitreous china, wall hung			
	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval			
	Kitchen sink w/trim, countertop, stainless steel, 43" x 22" double bowl			
	Laundry sink w/trim, plastic, on wall or legs, 18" x 23" single compartment			
	Service sink w/trim, PE on CI,wall hung w/rim guard, 22" x 18"			
	Bathtub, recessed, PE on CI, mat bottom, 5' long			
D2020	**Domestic Water Distribution**		$14.00	$89,488
	Electric water heater, commercial, 100< F rise, 500 gal, 240 KW 984 GPH			
D2040	**Rain Water Drainage**		$1.49	$9,524
	Roof drain, DWV PVC, 4" diam, diam, 10' high			
D3030	**Cooling Generating Systems**		$14.00	$89,488
	Packaged chiller, water cooled, with fan coil unit, banks and libraries,			
D4010	**Sprinklers**		$0.00	
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF			
D4020	**Standpipes**		$0.78	$4,986
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor			
D5010	**Electrical Service/Distribution**		$3.05	$19,496
	Service installation, includes breakers, metering, 20' conduit & wire, 3			
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A			
	Switchgear installation, incl switchboard, panels & circuit breaker,			
D5020	**Lighting and Branch Wiring**		$6.73	$43,018
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF			
	Wall switches, 1.0 per 1000 SF			
	Central air conditioning power, 4 watts			
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5			
D5030	**Communications and Security**		$1.49	$9,524
	Communication and alarm systems, fire detection, addressable, 25			
	Fire alarm command center, addressable without voice, excl. wire &			
D5090	**Other Electrical Systems**		$0.08	$511
	Generator sets, w/battery, charger, muffler and transfer switch,			
E Equipment & Furnishings		0.00%	0	0
E1090	**Other Equipment**		0	0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	$126.76	$797,495
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	$12.68	$79,749
Architectural Fees			$0.00	$0.00
User Fees			$0.00	$0.00
Total Building Cost			$139.44	$877,244

Richfield, Minnesota Proposed TIF: Mortuary with Apartments MAP No. 2
Project No. 130637.00
Parcel 34-028-24-34-0070

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total	
Accessibility Items						
	Street Level: Replace toilets to provide handicap access for each sex					
	Build (2) new acccessible toilet rooms w/ compliant number of accessories and fixtures					
	Remove existing toilet rooms	$ 1,750.00	Lump	2	$ 3,500.00	
	water closets	$ 2,500.00	each	4	$ 10,000.00	
	lavatories	$ 1,750.00	each	4	$ 7,000.00	
	2 sets of grab bars	$ 300.00	each	2	$ 600.00	
	2 sets toilet room accessories	$ 300.00	each	2	$ 600.00	
	Interior room reconstruction (doors, partitions,finishes)	$ 60.00	SF	240	$ 14,400.00	
	enlarge bathroom door to 36" wide	$ 800.00	Each	2	$ 1,600.00	
	new door 6'-8"x3'-0"	$ 800.00	Each	2	$ 1,600.00	
	Install toilet room ventilation system	$ 500.00	each	2	$ 1,000.00	$ 40,300.00
	Provide 2 handicapped parking spaces					
	Add striping at main entry door and existing parking area	$ 50.00	ea	2	$ 100.00	
	Parking requires signage MN 1341.0428	$ 150.00	ea	2	$ 300.00	
	Provide accessible drinking fountain	$ 800.00	ea	1	$ 800.00	
	Provide accessible route from parking lot to street level					
	bldg. entry - MN 1341.0401& 1341.0405 H					
	Remove existing north door and enlarge opening	$ 180.00	Each	1	$ 180.00	
	install new egress sized door	$ 1,000.00	Each	1	$ 1,000.00	
	provide ramp to reduce threshold to less than 1/2". IBC1008.1.6	$ 1,500.00	Each	2	$ 3,000.00	
	provide compliant hardware at meeting room doors	$ 500.00	Each	3	$ 1,500.00	
Fire Separation Items						
	IBC Table 508.2 – Boiler Room and Maintenance Storage area are not 1-hour fire separated.					
	Provide additional metal stud and drywall construction.	$ 7.00	SF	200	$ 1,400.00	
	Provide fire stopping at new fire separation perimeter	$ 150.00	Lump	1	$ 150.00	
	Replace fire door at mechanical/electrical room	$ 1,000.00	ea	1	$ 1,000.00	
	Fire stop all pipe and conduit penetrations.	$ 500.00	Lump	1	$ 500.00	
	Provide 2-hour Fire separation between R and A-3 Occupancies					
	provide additional layers of gyp board at floor-ceiling assembly	$ 8.00	SF	2,091	$ 16,728.00	
	provide fire rated stair way walls	$ 8.00	SF	200	$ 1,600.00	
	provide new fire doors at stair way	$ 1,000.00	ea	1	$ 1,000.00	
	Provide fire stopping at new fire separation perimeter	$ 150.00	Lump	1	$ 150.00	
	Fire stop all pipe and conduit penetrations.	$ 500.00	Lump	1	$ 500.00	
	Provide gyp board at partition between meeting rooms	$ 5.00	SF	224	$ 1,120.00	
Exiting						
	Remove existing north door and enlarge opening	$ 180.00	Each	2	$ 360.00	
	install new egress sized door	$ 850.00	Each	2	$ 1,700.00	
	provide ramp to reduce threshold to less than 1/2". IBC1008.1.6	$ 1,500.00	Each	4	$ 6,000.00	
	Guards less than code required 3'-6". IBC1013.2					
	raise guards at southwest stair to 3-6"	$ 25.00	lf	24	$ 600.00	
	Non-compliant exit stairs from upper floor and basement (4 total)					
	Stair tread less than 11" minimum. IBC1009.3					
	Stairs do not provide for proper handrail extension at top and bottom of stair. IBC 1003.3.3.3.11.5.					
	Remove existing wood stairs.	$ 800.00	Each	4	$ 3,200.00	
	Provide new stairs at each location (assume 15 risers/stair)	$ 350.00	Riser	60	$ 21,000.00	
	Provide new railings at each location 30 feet x2 per stair	$ 50.00	Foot	240	$ 12,000.00	
	Provide new stair tread coverings	$ 56.00	Riser	60	$ 3,360.00	
	Provide electric illuminated exit signs and emergency lighting MN 1003.2.10 and 1003.2.11	$ 400.00	Each	4	$ 1,600.00	
Fire Protection						
Exterior Construction						
	Provide code compliant exterior wall covering/construction: repair holes in walls					

Richfield, Minnesota Proposed TIF: Mortuary with Apartments MAP No. 2
Project No. 130637.00
Parcel 34-028-24-34-0070

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total	
	New siding/exterior wall covering	$ 400.00	ea	8	$ 3,200.00	
	Provide code compliant exterior wall covering					
	Repair stucco	$ 750.00	lump	1	$ 750.00	
	Repoint brick joints (40%)	$ 3.75	SF	960	$ 3,600.00	
	Repair / replace excessively notched 2nd floor joists	$400	lump	1	$ 400.00	
	Roof Construction					
	Remove and replace roof: fill holes, provide adequate ventilation MN1305.1507.10.1 to 1305.1507.15.1					
	Remove existing apartment roof	$ 0.75	SF	2,091	$ 1,568.25	
	Install new roof	$ 6.70	SF	2,091	$ 14,009.70	
	Add additional wood blocking	$ 5.00	LF	120	$ 600.00	$ 16,177.95
	Remove existing mortuary roof	$ 0.75	SF	4,301	$ 3,225.75	
	Install new roofing system	$ 8.30	SF	4,301	$ 35,698.30	
	Mechanical- Electrical					
	Provide all new appliances	$ 800.00	Each	4	$ 3,200.00	
	Reconnect utilities: sewer, water, gas and electricity					
	sewer	$ 500.00	Each	1	$ 500.00	
	water	$ 500.00	Each	1		
	gas	$ 500.00	Each	1	$ 500.00	
	electricity	$ 2,000.00	Each	1	$ 2,000.00	
	Provide ventilation at kitchen ranges.					
	Hood, fan and ductwork	$ 700.00	ea	2	$ 1,400.00	
	Provide ventilation at bathrooms: fan and ductwork	$ 500.00	ea	4	$ 2,000.00	
	Provide combustion air to boiler to comply with current code	$ 1,500.00	ea	1	$ 1,500.00	
	Provide GFCI protected receptacles at sink locations (2 per kitchen, 1 per bath)	$ 250.00	each	9	$ 2,250.00	
	Provide GFCI protected receptacles at garage and basement	$ 250.00	each	8	$ 2,000.00	
		Total Code Improvements			**$ 199,550**	


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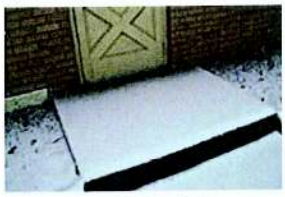
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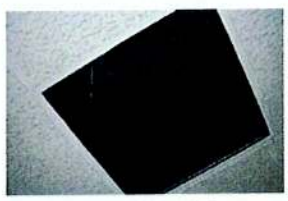
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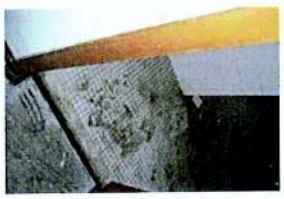
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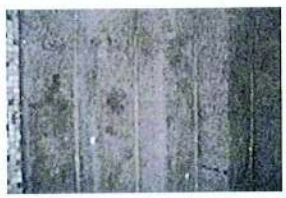
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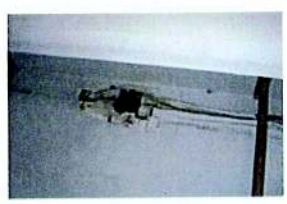
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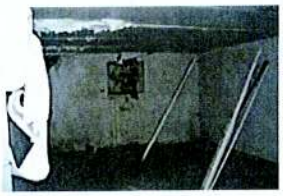

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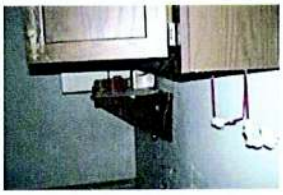

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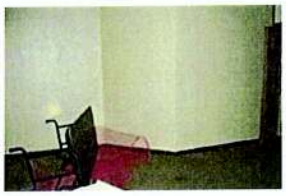

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Square Foot Cost Estimate Report

Estimate Name:	**Richfield Vehicle Storage Garage**
Building Type:	**Garage, Repair with Concrete Block**
Location:	**MINNEAPOLIS, MN**
Story Count:	**1**
Story Height (L.F.):	**15**
Floor Area (S.F.):	**12296**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2013**
Cost Per Square Foot:	**$65.59**
Building Cost:	**$806,532**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		21.56%	$14.14	$173,865
A1010	**Standard Foundations** Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6		$1.77	$21,764
A1030	**Slab on Grade** Slab on grade, 6" thick, light industrial, reinforced		$8.02	$98,614
A2010	**Basement Excavation** Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth, on		$0.35	$4,304
A2020	**Basement Walls** Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		$4.00	$49,184
B Shell		40.28%	$26.42	$324,860
B1020	**Roof Construction** Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5"		$5.67	$69,718
B2010	**Exterior Walls** Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500		$12.00	$147,552
B2020	**Exterior Windows** Windows, aluminum, sliding, standard glass, 5' x 3'		$0.00	$0
B2030	**Exterior Doors** Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'- Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-		$2.05	$25,207
B3010	**Roof Coverings** Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite Roof edges, aluminum, duranodic, .050" thick, 6" face Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		$6.70	$82,383
C Interiors		7.20%	$4.72	$58,037
C1010	**Partitions** Lightweight block 4" thick		$1.63	$20,042
C1020	**Interior Doors** Door, single leaf, kd steel frame, hollow metal, commercial quality, flush,		$0.20	$2,459
C1030	**Fittings** Toilet partitions, cubicles, ceiling hung, stainless steel		$0.05	$615
C3010	**Wall Finishes**		$1.50	$18,444

	Painting, masonry or concrete, latex, brushwork, primer & 2 coats			
	Painting, masonry or concrete, latex, brushwork, addition for block filler			
C3020	**Floor Finishes**		$1.34	$16,477
	Concrete topping, hardeners, metallic additive, minimum			
C3030	**Ceiling Finishes**		$0.00	$0
	none			
D Services		21.88%	$14.35	$176,448
D2010	**Plumbing Fixtures**		$2.00	$24,592
D2020	**Domestic Water Distribution**		$0.65	$7,992
D2040	**Rain Water Drainage**		$1.50	$18,444
	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high			
D3050	**Terminal & Package Units**		$4.00	$49,184
	gas heaters			
D3090	**Other HVAC Systems/Equip**		$0.00	$0
	none			
D4010	**Sprinklers**		$0.00	$0
	none			
D4020	**Standpipes**		$0.00	$0
	none			
D5010	**Electrical Service/Distribution**		$3.00	$36,888
	Service installation, includes breakers, metering, 20' conduit & wire, 3			
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A			
	Switchgear installation, incl switchboard, panels & circuit breaker,			
D5020	**Lighting and Branch Wiring**		$3.00	$36,888
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF			
	Miscellaneous power, 1 watt			
D5030	**Communications and Security**		$0.20	$2,459
	Communication and alarm systems, fire detection, addressable,			
	Internet wiring, 4 data/voice outlets per 1000 S.F.			
D5090	**Other Electrical Systems**		$0.00	$0
	Generator sets, w/battery, charger, muffler and transfer switch,			
E Equipment & Furnishings		0.00%	0	$0
E1030	**Vehicular Equipment**		0	$0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
		100%	$59.63	$733,210
SubTotal				
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	$5.96	$73,321
Architectural Fees			$0.00	$0
User Fees			$0.00	$0
Total Building Cost			$65.59	$806,532

Richfield, Minnesota Proposed TIF: Vehicle Storage Garage (west side of yard) **Map No. 5A**
Project No. 130637.00
Parcel 34-028-24-34-0072

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total	
Accessibility Items						
	Provide single occupant, accessible toilet room					
	Build (1) new acccessible toilet rooms w/ compliant number of accessories and fixtures					
	water closets	$ 2,500.00	each	1	$ 2,500.00	
	1 lav	$ 1,750.00	each	1	$ 1,750.00	
	1 set of grab bars	$ 400.00	each	1	$ 400.00	
	1 set toilet room accessories	$ 500.00	each	1	$ 500.00	
	Interior room construction (doors, partitions,finishes)	$ 60.00	SF	60	$ 3,600.00	
	install toilet Room Ventilation System	$ 500.00	each	1	$ 500.00	
	new door 6'-8"x3'-0"	$ 800.00	Each	2	$ 1,600.00	
	Install toilet room ventilation system	$ 500.00	each	2	$ 1,000.00	$ 11,850.00
	Provide 2 handicapped parking spaces					
	Add striping at main entry door and existing parking area	$ 50.00	ea	2	$ 100.00	
	Parking requires signage MN 1341.0428	$ 150.00	ea	2	$ 300.00	
	Provide accessible drinking fountain	$ 800.00	ea	1	$ 800.00	
	Provide accessible route from parking lot to street level					
	bldg. entry - MN 1341.0401& 1341.0405 H					
	provide ramp to reduce threshold to less than 1/2". IBC1008.1.6	$ 1,500.00	Each	1	$ 1,500.00	
Fire Separation Items						
Exiting						
	Install new egress door and hardware at north side					
	cut new opening in block wall	$ 300.00	Lump	1	$ 300.00	
	steel lintel and masonry at new opening	$ 500.00	Lump	1	$ 500.00	
	install new egress sized frame and door w/ panic hardware	$ 1,500.00	Each	1	$ 1,500.00	
	install new egress door w/ panic hardware at south	$ 1,000.00	Each	1	$ 1,000.00	
	Provide electric illuminated exit signs and emergency lighting MN 1003.2.10 and 1003.2.11	$ 400.00	Each	2	$ 800.00	
Fire Protection						
Exterior Construction						
	Provide code compliant exterior wall covering					
	Repoint block/brick joints (20%)	$ 3.75	SF	960	$ 3,600.00	
Roof Construction						
	Remove and replace roof: fill holes, provide adequate ventilation MN1305.1507.10.1 to 1305.1507.15.1					
	Remove existing roof and roof deck	$ 0.75	SF	12,296	$ 9,222.00	
	Replace metal roof deck and 25% of joists	$ 4.00	SF	12,296	$ 49,184.00	
	Install new roofing system	$ 6.70	SF	12,296	$ 82,383.20	
Mechanical- Electrical						
	Connect or reconnect utilities: sewer, water, gas and electricity					
	sewer - new	$ 2,000.00	Each	1	$ 2,000.00	
	water - new	$ 1,000.00	Each	1		
	gas	$ 500.00	Each	1	$ 500.00	
	electricity	$ 2,000.00	Each	1	$ 2,000.00	
	provide water and waste plumbing for new restroom					
	(2) hot and cold water lines 3/4" copper	$ 10.00	LF	80	$ 800.00	
	(1) 4" waste riser with (2) 3" branch lines	$ 35.00	LF	80	$ 2,800.00	
	Cut and patch floor	$ 30.00	LF	40	$ 1,200.00	
	Provide GFCI protected receptacles at garage 2 per bay	$ 250.00	each	30	$ 7,500.00	
	Provide GFCI protected receptacles at bathroom and service sink	$250.00	each	2	$ 500.00	
		Total Code Improvements			**$ 180,339**	

130637 Richfield PW TIF - Photos - Vehicle Storage

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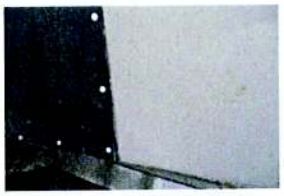

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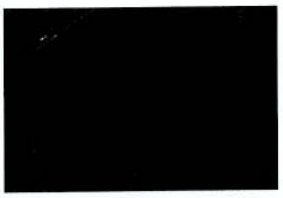

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Square Foot Cost Estimate Report

Estimate Name:	**Richfield Vehicle Maintenance Garage**
	.
Building Type:	**Garage, Repair with Concrete Block**
Location:	**MINNEAPOLIS, MN**
Story Count:	**1**
Story Height (L.F.):	**15**
Floor Area (S.F.):	**16279**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2013**
Cost Per Square Foot:	**$69.75**
Building Cost:	**$1,135,477**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**20.27%**	**$14.14**	**$230,185**
A1010	**Standard Foundations**		**$1.77**	**$28,814**
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6			
A1030	**Slab on Grade**		**$8.02**	**$130,558**
	Slab on grade, 6" thick, light industrial, reinforced			
A2010	**Basement Excavation**		**$0.35**	**$5,698**
	Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth, on			
A2020	**Basement Walls**		**$4.00**	**$65,116**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"			
B Shell		**37.88%**	**$26.42**	**$430,091**
B1020	**Roof Construction**		**$5.67**	**$92,302**
	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5"			
B2010	**Exterior Walls**		**$12.00**	**$195,348**
	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500			
B2020	**Exterior Windows**		**$0.00**	**$0**
	none			
B2030	**Exterior Doors**		**$2.05**	**$33,372**
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-			
	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-			
B3010	**Roof Coverings**		**$6.70**	**$109,069**
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt,			
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite			
	Roof edges, aluminum, duranodic, .050" thick, 6" face			
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick			
C Interiors		**7.08%**	**$4.94**	**$80,418**
C1010	**Partitions**		**$1.63**	**$26,535**
	Lightweight block 4" thick			
C1020	**Interior Doors**		**$0.42**	**$6,837**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush,			
C1030	**Fittings**		**$0.05**	**$814**
	Toilet partitions, cubicles, ceiling hung, stainless steel			
C3010	**Wall Finishes**		**$1.50**	**$24,419**

	Painting, masonry or concrete, latex, brushwork, primer & 2 coats			
	Painting, masonry or concrete, latex, brushwork, addition for block filler			
C3020	**Floor Finishes**		**$1.34**	**$21,814**
	Concrete topping, hardeners, metallic additive, minimum			
	Vinyl, composition tile, minimum			
C3030	**Ceiling Finishes**		**$0.00**	**$0**
	none			
D Services		25.68%	$17.91	$291,557
D2010	**Plumbing Fixtures**		**$1.00**	**$16,279**
	Water closet, vitreous china, bowl only with flush valve, wall hung			
	Urinal, vitreous china, wall hung			
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"			
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"			
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH			
D2020	**Domestic Water Distribution**		**$0.52**	**$8,465**
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH			
D2040	**Rain Water Drainage**		**$1.98**	**$32,232**
	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high			
D3050	**Terminal & Package Units**		**$6.60**	**$107,441**
	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton			
D3090	**Other HVAC Systems/Equip**		**$0.31**	**$5,046**
	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay			
	Garage, single exhaust, 3" outlet, additional bays up to seven bays			
D4010	**Sprinklers**		**$0.00**	**$0**
	none			
D4020	**Standpipes**		**$0.00**	**$0**
	none			
D5010	**Electrical Service/Distribution**		**$3.00**	**$48,837**
	Service installation, includes breakers, metering, 20' conduit & wire, 3			
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A			
	Switchgear installation, incl switchboard, panels & circuit breaker,			
D5020	**Lighting and Branch Wiring**		**$4.00**	**$65,116**
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF			
	Miscellaneous power, 1 watt			
D5030	**Communications and Security**		**$0.50**	**$8,140**
	Communication and alarm systems, fire detection, addressable,			
	Internet wiring, 4 data/voice outlets per 1000 S.F.			
D5090	**Other Electrical Systems**		**$0.00**	**$0**
	Generator sets, w/battery, charger, muffler and transfer switch,			
E Equipment & Furnishings		0.00%	0	$0
E1030	**Vehicular Equipment**		**0**	**$0**
	Architectural equipment, auto equipment hoists, single post, 4 ton			
E1090	**Other Equipment**		**0**	**0**
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		**100%**	**$63.41**	**$1,032,251**

Contractor Fees (General Conditions,Overhead,Profit)	**10.00%**	**$6.34**	**$103,225**
Architectural Fees		**$0.00**	**$0**
User Fees		**$0.00**	**$0**
Total Building Cost		$69.75	$1,135,477

Richfield, Minnesota Proposed TIF: Maintenance Garage (east side of yard) **Map No. 5B**
Project No. 130637.00
Parcel 34-028-24-34-0072

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total	
Accessibility Items						
	Replace toilets to provide handicap access for each sex					
	Build (2) new acccessible toilet rooms w/ compliant number of accessories and fixtures					
	Remove existing toilet rooms	$ 2,500.00	Lump	1	$ 2,500.00	
	water closets	$ 2,500.00	each	2	$ 5,000.00	
	lavatories	$ 1,750.00	each	2	$ 3,500.00	
	2 sets of grab bars	$ 300.00	each	2	$ 600.00	
	2 sets toilet room accessories	$ 300.00	each	2	$ 600.00	
	Interior room reconstruction (doors, partitions,finishes)	$ 60.00	SF	240	$ 14,400.00	
	new door 6'-8"x3'-0"	$ 800.00	Each	2	$ 1,600.00	
	Install toilet Room Ventilation System	$ 500.00	each	2	$ 1,000.00	$ 29,200.00
	Provide 2 handicapped parking spaces					
	Add striping at main entry door and existing parking area	$ 50.00	ea	2	$ 100.00	
	Parking requires signage MN 1341.0428	$ 150.00	ea	2	$ 300.00	
	Provide accessible drinking fountain	$ 800.00	ea	1	$ 800.00	
	Provide accessible route from parking lot to street level					
	bldg. entry - MN 1341.0401& 1341.0405 H					
	provide ramp to reduce threshold to less than 1/2". IBC1008.1.6	$ 600.00	Each	1	$ 600.00	
Fire Separation Items						
Exiting						
	replace egress doors with new including panic hardware	$ 1,000.00	Each	4	$ 4,000.00	
	Provide electric illuminated exit signs and emergency lighting MN 1003.2.10 and 1003.2.11	$ 400.00	Each	4	$ 1,600.00	
Fire Protection						
Interior Construction						
	Remove non-compliant wooden mezzanine	$ 800.00	Lump	1	$ 800.00	
Exterior Construction						
	Provide code compliant exterior wall covering					
	Repoint block/brick joints (20%)	$ 3.75	SF	960	$ 3,600.00	
Roof Construction						
	Remove and replace roof: fill holes, provide adequate ventilation MN1305.1507.10.1 to 1305.1507.15.1					
	Remove existing roof	$ 0.75	SF	16,279	$ 12,209.25	
	Install new roofing system	$ 6.70	SF	16,279	$ 109,069.30	
Mechanical- Electrical						
	Reconnect utilities: sewer, water, gas and electricity					
	water	$ 500.00	Each	1		
	gas	$ 500.00	Each	1	$ 500.00	
	electricity	$ 2,000.00	Each	1	$ 2,000.00	
	install vehicle exhaust ventilation system	$ 8,000.00	lump	1	$ 8,000.00	
	Provide additional ventilation to comply with current code for fresh air					
	MN 1346.0403 Section 403.3					
	Assumes 50% of floor area is non-code compliant					
	Mechanical equipment, ductwork and units	$ 6.75	SF	8,140	$ 54,941.63	
	Additional electrical service and distribution for mechanical equipment	$ 2.00	SF	8,140	$ 16,279.00	
	Provide grease trap/ oil separator at shop floor drain	$ 2,500.00	lump	1	$ 2,500.00	
	Provide GFCI protected receptacles at garage 2 per bay	$ 250.00	each	34	$ 8,500.00	
	Provide GFCI protected receptacles at bathroom and service sink	$250.00	each	3	$ 750.00	
		Total Code Improvements			**$ 255,749**	

130637 Richfield PW TIF - Photos - Vehicle Maintenance Garage


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Square Foot Cost Estimate Report

Estimate Name:	**Richfield Maintenance Office** 7700 Pillsbury Avenue S , Richfield , MN
Building Type:	**Office 1 Story with Brick on Block / Steel Roof Deck**
Location:	**MINNEAPOLIS, MN**
Story Count:	**1**
Story Height (L.F.):	**12**
Floor Area (S.F.):	**3814**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2013**
Cost Per Square Foot:	**$123.98**
Building Cost:	**$472,864**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		9.81%	$12.16	$46,378
A1010	**Standard Foundations** Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6		$3.40	$12,968
A1030	**Slab on Grade** Slab on grade, 4" thick, non industrial, reinforced		$2.75	$10,489
A2010	**Basement Excavation** Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth, on		$0.38	$1,449
A2020	**Basement Walls** Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12"		$5.63	$21,473
B Shell		28.61%	$35.47	$135,283
B1020	**Roof Construction** Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5"		$5.67	$21,625
B2010	**Exterior Walls** Brick wall, composite double wythe, standard face/CMU back-up, 8"		$17.00	$64,838
B2020	**Exterior Windows** Windows, aluminum, sliding, standard glass, 5' x 3'		$4.50	$17,163
B2030	**Exterior Doors** Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-		$1.30	$4,958
B3010	**Roof Coverings** Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite Roof edges, aluminum, duranodic, .050" thick, 6" face Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		$7.00	$26,698
C Interiors		19.22%	$23.83	$90,888
C1010	**Partitions** Metal partition, 5/8" water resistant gypsum board face, no base layer, 3-		$5.00	$19,070
C1020	**Interior Doors** Door, single leaf, kd steel frame, hollow metal, commercial quality, flush,		$4.50	$17,163
C1030	**Fittings** Toilet partitions, cubicles, ceiling hung, stainless steel		$0.50	$1,907
C3010	**Wall Finishes**		$1.63	$6,217

	Painting, masonry or concrete, latex, brushwork, primer & 2 coats			
	Painting, masonry or concrete, latex, brushwork, addition for block filler			
C3020	**Floor Finishes**		**$7.00**	**$26,698**
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz			
	Carpet, padding, add to above, minimum			
	Vinyl, composition tile, maximum			
	Tile, ceramic natural clay			
C3030	**Ceiling Finishes**		**$5.20**	**$19,833**
	Acoustic ceilings, 3/4"mineral fiber, 12" x 12" tile, concealed 2" bar &			
D Services		33.27%	$41.25	$157,328
D2010	**Plumbing Fixtures**		**$6.00**	**$22,884**
	Water closet, vitreous china, bowl only with flush valve, wall hung			
	Urinal, vitreous china, wall hung			
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"			
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"			
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH			
D2020	**Domestic Water Distribution**		**$1.50**	**$5,721**
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH			
D2040	**Rain Water Drainage**		**$0.75**	**$2,861**
	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high			
D3050	**Terminal & Package Units**		**$13.00**	**$49,582**
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton			
D4010	**Sprinklers**		**$0.00**	**$0**
D4020	**Standpipes**		**$0.00**	**$0**
D5010	**Electrical Service/Distribution**		**$8.00**	**$30,512**
	Service installation, includes breakers, metering, 20' conduit & wire, 3			
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A			
	Switchgear installation, incl switchboard, panels & circuit breaker,			
D5020	**Lighting and Branch Wiring**		**$7.50**	**$28,605**
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF			
	Miscellaneous power, 1 watt			
D5030	**Communications and Security**		**$4.50**	**$17,163**
	Communication and alarm systems, fire detection, addressable,			
	Internet wiring, 4 data/voice outlets per 1000 S.F.			
D5090	**Other Electrical Systems**		**$0.00**	**$0**
	Generator sets, w/battery, charger, muffler and transfer switch,			
E Equipment & Furnishings		0.00%	0	$0
E1090	**Other Equipment**		**0**	**0**
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		**100%**	**$112.71**	**$429,876**
Contractor Fees (General Conditions,Overhead,Profit)		**10.00%**	**$11.27**	**$42,988**
Architectural Fees			**$0.00**	**$0**
User Fees			**$0.00**	**$0**
Total Building Cost			$123.98	$472,864

Richfield, Minnesota Proposed TIF: Maintenance Office **Map No. 6**
Project No. 130637.00
Parcel 34-028-24-34-0073

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total	
Accessibility Items						
	Replace toilets to provide handicap access for each sex					
	Build (2) new acccessible toilet rooms w/ compliant number of accessories and fixtures					
	Remove existing toilet rooms	$ 2,500.00	Lump	1	$ 2,500.00	
	water closets	$ 2,500.00	each	2	$ 5,000.00	
	lavatories	$ 1,750.00	each	2	$ 3,500.00	
	2 sets of grab bars	$ 300.00	each	2	$ 600.00	
	2 sets toilet room accessories	$ 300.00	each	2	$ 600.00	
	Interior room reconstruction (doors, partitions,finishes)	$ 60.00	SF	240	$ 14,400.00	
	new door 6'-8"x3'-0"	$ 800.00	Each	2	$ 1,600.00	
	Reinstall toilet Room Ventilation System	$ 500.00	each	2	$ 1,000.00	$ 29,200.00
	Provide 2 handicapped parking spaces					
	Add striping at main entry door and existing parking area	$ 50.00	ea	2	$ 100.00	
	Parking requires signage MN 1341.0428	$ 150.00	ea	2	$ 300.00	
	Provide accessible drinking fountain	$ 800.00	ea	1	$ 800.00	
	Provide accessible route from parking lot to street level bldg. entry - MN 1341.0401& 1341.0405 H					
	provide ramp to reduce threshold to less than 1/2". IBC1008.1.6	$ 1,500.00	Each	1	$ 1,500.00	
	provide compliant accessible kitchen cabinets	$ 70.00	LF	12	$ 840.00	
Exiting						
	Install new egress door and hardware					
	cut new opening in block/brick wall	$ 350.00	Lump	1	$ 350.00	
	steel lintel and masonry at new opening	$ 500.00	Lump	1	$ 500.00	
	install new egress sized frame and door w/ panic hardware	$ 1,500.00	Each	1	$ 1,500.00	
	patch and repair finishes	$ 400.00	Lump	1	$ 400.00	
	install new egress door w/ panic hardware at south	$ 1,000.00	Each	1	$ 1,000.00	
	Replace door knobs with compliant operating hardware	$ 500.00	Each	6	$ 3,000.00	
	Provide electric illuminated exit signs and emergency lighting MN 1003.2.10 and 1003.2.11	$ 400.00	Each	2	$ 800.00	
Fire Protection						
	Replace existing storage area doors with fire-rated doors	$ 800.00	each	2	$ 1,600.00	
Exterior Construction						
	Provide code compliant exterior wall covering					
	Repoint block/brick joints (20%)	$ 3.75	SF	960	$ 3,600.00	
Roof Construction						
	Remove and replace roof: fill holes, provide adequate ventilation MN1305.1507.10.1 to 1305.1507.15.1					
	Remove existing roof	$ 0.75	SF	3,814	$ 2,860.50	
	Install new roofing system	$ 7.00	SF	3,814	$ 26,698.00	
Mechanical- Electrical						
	Provide GFCI protected receptacles at garage	$ 250.00	each	4	$ 1,000.00	
	Provide GFCI protected receptacles at bathroom and service sink	$ 250.00	each	4	$ 1,000.00	
		Total Code Improvements			**$ 77,049**	


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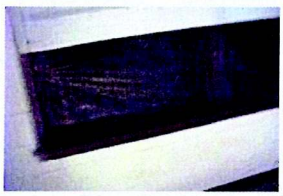
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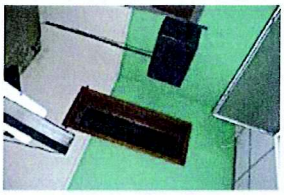
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